

The Jefferson County Planning and Zoning Commission held a public hearing and meeting on Thursday January 8<sup>th</sup>, 2026, at 7:00pm at the Jefferson County District Courtroom.

Members present were CJ Forsgren, Kevin Banahan, Randy Welsch, Damon Thomas, James Hahn and zoning administrator John McKee.

Chairman Welsch called the meeting to order and noted that a copy of the open meetings act was available on the table. Motion by Banahan to approve the agenda and notice in the paper. Seconded by Thomas, motion carried. Secretary Fairley read the minutes from the previous meeting. Banahan moved to approve the minutes as read, seconded by Thomas. Motion carried.

John Sheperd, Marvin Consultants gave an overview of the Comprehensive plan and regulations.

Welsch opened the hearing for the comprehensive plan and zoning regulations and asked for comments. There were 8 people that stood up and spoke about different sections of the documents. Input from the public was, but not limited to, addressing solar right of way setbacks, solar setbacks from participating and non-participating property owners. Control that a landowner has over another, prime farmland, lot coverage, Comprehensive plan was good, Livestock setbacks are too much. Land prices, taxes, and citizens' rights.

Welsch closed the hearing and asked the commission for discussion. A short discussion was held. With no changes.

Welsch read the Jefferson County Comprehensive Plan resolution of adoption and recommendation and asked for a motion. Hahn moved to adopt this resolution and seconded by Forsgren. After some discussion a roll call vote was called: Banahan, Welsch, Hahn, Thomas and Forsgren voted yes, No-None, Motion Carried.

Welsch read the Jefferson County Zoning Regulations resolution of adoption and recommendation and asked for a motion. Hahn moved to adopt this resolution and seconded by Forsgren. After much discussion a roll call vote was called: Banahan, Welsch, Hahn, Thomas and Forsgren voted yes, No-None. Motion Carried.

Next was election of officers. Chairman Welsch asked Banahan to take the election of chairman. Thomas nominated Welsch, seconded by Hahn. Unanimous vote for Welsch being reelected as chairman.

Chairman Welsch took the elections back from Banahan. For Vice Chairman, Thomas nominated Hansmire, seconded by Banahan. Unanimous vote for Hansmire being reelected as Vice chairman.

Chairman Welsch asked for nominees for Secretary, Thomas nominated Fairley, seconded by Hahn. Unanimous vote for Hansmire being reelected as Secretary.

Chairman Welsch asked for nominees for Board of Adjustment Representative, Hahn nominated Banahan, seconded by Forsgren. Unanimous vote for Banahan being reelected as Board of Adjustment Representative.

Welsch started discussion on the P&Z Commission Bylaws. Discussion was held. Welsch asked for a motion, Banahan motioned to approve and Forsgren seconded. Vote taken. Motion carried.

Welsch asked for general discussion. McKee explained what the extra pages in the packet were from a webinar he attended by an attorney. It was asked that as many of the Commission members try to attend the Commissioners hearing.

Meeting Adjourned 9:22pm

Respectfully submitted,

Damon Thomas, acting secretary